

City of Newport Beach

Land Use Element Amendment Advisory Committee Minutes

Date: August 6, 2013

Location: Newport Beach Central Library – 1000 Avocado Avenue
Friends Room

Members Present: Nancy Gardner, Council Member
Kory Kramer, Planning Commission
Larry Tucker, Planning Commission
Craig Batley, Member At-Large
Michael Melby, Member At-Large
Patricia Moore, Member At-Large
Jim Walker, Member At-Large
Paul Watkins, Member At-Large

Members Absent: Edward Selich, Council Member (Chair)

Staff: Kimberly Brandt, Community Development Director
Brenda Wisneski, Deputy Community Development Director
Gregg Ramirez, Senior Planner
Leonie Mulvihill, Assistant City Attorney
Tony Brine, Traffic Engineer
Woodie Tescher, The Planning Center|DC&E (consultant)
Marissa Aho, The Planning Center|DC&E (consultant)

I. Call Meeting to Order

The meeting was called to order at 3:33 p.m.

II. Approval of Minutes

Motion (Watkins) to approve minutes as augmented by July 16th audiotape with minor typo corrections.

III. Public Outreach

Deputy Community Development Director Wisneski provided an overview of Attachment 1 “Public Outreach” including the following:

- Press Release Announcing the Amendment process
- City’s Website will Catalogue Meeting Information, Handouts, and Draft Documents
- Land Use Element Amendment (LUEA) Advisory Committee Meetings
- LUEA Public Informational Meetings
 - September 9, 2013 – 6pm in the Civic Center Community Room
 - March 2014
- LUEA Informational Session/EIR Scoping Meeting
 - November 2013
- Planning Commission
 - Review Proposed Land Use Changes – September 19, 2013
 - Public Hearing(s) – May 2014
- City Council
 - Study Session – September 24, 2013
 - Public Hearing(s) – June 2014

No Comments from the committee or the public.

IV. Preliminary Traffic Findings of Potential Land Use Changes

Postponed until August 20th meeting.

V. Other Potential Land Use Changes

Woodie Tescher, Consultant to the City, provided an overview of requested committee actions.

a. Lido Village

Mr. Tescher described Lido Village and provided an overview of the summary provided in the Issue Paper on Lido Village and recommended the following:

- Develop General Plan Policies that reflect Design Guidelines and CAP's work.
- Establish policy committing to additional public improvements to address pedestrian connectivity.
- Allow existing commercial buildings exceeding the maximum FAR and/or not providing minimum parking to be reconstructed with pre-existing floor area and parking spaces (Similar policies for Balboa Village and Corona del Mar)

The Committee discussed the need for additional clarification for what is permitted by the General Plan for this area.

Public comment included a discussion about the inequity of provisions for existing development being rebuilt next to lots that are below existing standards that cannot exceed them.

Acting Chairperson Gardner clarified that if the Committee approved the recommendations, staff and consultants will bring back appropriate policies for the committee to review.

Acting Chairperson Gardner received consensus to move forward with the analysis corresponding to the Lido Village recommendations.

b. Mariner's Mile

Mr. Tescher described Mariners' Mile and provided an overview of the summary provided in the Issue Paper on Mariners' Mile and recommended the following:

- Add a General Plan policy directing the establishment of a Citizen's Advisory Panel that would review circulation, parking management, and specific land use issues.
 - Revise the land use designations along the Coast Highway waterfront to limit development to commercial and marine-related uses and eliminate residential development capacity
 - Review the appropriateness for accommodating high density residential uses on inland parcels based on market analyses and feasibility and the ability to sustain a sufficient base of commercial uses.
- Revise Policy 6.19.6 to delete reference to Specific Plan, which is no longer in place.

Acting Chair Gardner reminded committee members that residential on the bay side was a "hot button issue" from the General Plan process.

The Committee had a general discussion about the desired land use for Mariners' Mile and how best to move forward recommending policies that would address the highest and best use while not impacting existing noise or views. The Committee was generally split on the best way to move forward, but agreed that they were not supportive of establishing a CAP and would prefer to have the Planning Commission and City Council address this area. The Committee was supportive of having the City and consultants conduct additional analysis of the recommendations and approved deleting the reference to the Specific Plan in Policy 6.19.6.

c. Beach and Bay Mobile Home Park

Mr. Tescher described BBMHP and provided an overview of the summary provided in the Issue Paper on BBMHP and staff's recommendation not to change the General Plan.

The Committee briefly discussed providing additional incentives for redevelopment of the site, but supported staff's recommendation to leave it as is.

d. Congregate Care

Mr. Tescher provided an overview and summary of the Issue Paper on Congregate Care.

Questions about the exact nature of the use led the Committee to determine that additional information was needed for further discussion.

e. Other Areas

i. Staff Identified Potential Changes

Mr. Ramirez provided an overview of staff identified potential changes to review from the July 16th meeting.

ii. Harbor Day School

Staff identified a request received from the Harbor Day School to increase FAR (Floor Area Ratio) from .35 to .40. The traffic model is based on student enrollment (currently at 400), not FAR. The Committee recommended a traffic analysis for this site

iii. Letter from Pacific Planning Group.

Mr. Ramirez provided an overview of the letter from the Pacific Planning Group (Attachment 4).

Karen Martin, representing Saunders Property Group further explained the letter submitted to the Committee. Following discussion, it was requested that staff work with Ms. Martin to clarify her recommendations.

VI. Next Steps

Traffic analysis and economic analysis will be discussed on August 20th.

VII. Public Comment on Non-Agendized Items

Buena Vista Residents brought an Open Space designation issue to the City's attention. Staff will follow up with them directly.

Public comments were heard both for and against further investigation of the R1 Zone.

VIII. Adjournment *Next Meeting Date: August 20, 2013, at 3:30 p.m.*

The agenda for the Regular Meeting was posted on July 31, 2013, at 4:32 p.m., in the binder and on the City Hall Electronic Bulletin Board located in the entrance of the Council Chambers at 100 Civic Center Drive.